

**For office use only**

Batch number: \_\_\_\_\_

Received: \_\_\_\_\_

Representor ID #: \_\_\_\_\_

Ack: \_\_\_\_\_

Representation #: \_\_\_\_\_



# North Dorset Community Infrastructure Levy (CIL)

## Draft Charging Schedule Consultation

### 17 June to 29 July 2016

## Response Form

A Draft Charging Schedule has been developed by the Council. This sets out the proposed charging rates for North Dorset and comments are now invited on the Draft Charging Schedule. The consultation period starts on 17 June 2016 and ends at 4.00pm on 29 July 2016. The consultation document and all supporting documentation can be viewed on the Council's web page below:

<https://www.dorsetforyou.com/northdorsetcil>

### Please return completed forms to:

Email: [planningpolicy@north-dorset.gov.uk](mailto:planningpolicy@north-dorset.gov.uk)

Post: Planning Policy, North Dorset District Council, Nordon, Salisbury Road, Blandford Forum, Dorset DT11 7LL

**Deadline: 4.00pm on 29 July 2016. Representations received after this time will not be accepted.**

## Part A – Personal details

This part of the form must be completed by all people making representations as **anonymous comments cannot be accepted**. By submitting this response form you consent to your information being disclosed to third parties for this purpose. Personal details will not be visible on our web site, although they will be shown on paper copies that will be sent to the Inspector and available for inspection.

Personal Details (if applicable)*	Agent's Details (if applicable)*
Title	
First Name	
Last Name	
Job Title( <i>where relevant</i> )	
Organisation ( <i>where relevant</i> )	Persimmon Homes South Coast
Address	
Postcode	
Tel. No.	
Email Address	

\*If an agent is appointed, please complete only the Title, Name and Organisation boxes to the personal details but complete the full contact details of the agent. All correspondence will be sent to the agent.

## Part B – Representations

Please set out your representations(s) in the comments box following these questions and clearly indicate the question number on which you are commenting.

1. **Do you have any views on the viability report prepared for the Council by Peter Brett Associates and its update?**  
No   
Yes
  
2. **Do you agree that the CIL rates proposed (£ per square metre) strike an appropriate balance between the desirability of funding infrastructure through CIL and associated economic viability?**  
No   
Yes
  
3. **Do you have any views on the content of the Council's Draft Regulation 123 list?**  
No   
Yes
  
4. **Do you believe that the Council's proposed Instalments Policy achieves the best spread of payments?**  
No   
Yes
  
5. **Do you wish to speak at any Hearing which might be arranged as part of the Examination of the Draft Charging Schedule?**  
No   
Yes

If you have comments on any other aspects of the consultation please set them out on the following page.

## Your Comments

Please provide alternative evidence or reasoning to support your view(s) where possible.

Viability Report – Starter Homes – the Report looks at the impact of the Starter Homes initiative. However its assumption that Starter Homes will replace the shared ownership element of affordable Housing is totally at odds with Government Advice.

It is intended Starter Homes will be at least 20% of the units on a site. However, I accept the implications of this for viability will be unclear until further advice is issued.

In the previous consultation round Persimmon highlighted the impact that the new Affordable Rent regime was having on Affordable Incomes. The responses to the previous consultation stated that PBA would update the costs and value assumptions. I see no evidence of this in relation to Affordable Rents. There has been a significant fall in value of Affordable Units as a direct result of the new rent caps going forward this must have an impact on viability.

123 List – CIL was introduced partly so that developers were clear about the authority’s infrastructure needs and importantly what developers will be expected to pay for through which route.

This 123 List fails completely in this respect. In effect every infrastructure type is suggested will be funded by CIL or 106 it would appear at the authority’s discretion (subject to the five obligations test). This is not how CIL is meant to work.

The CIL Guidance recognizes that some site specific impact mitigation may be necessary in order for a development to be granted planning permission. But when a charging authority introduces the levy, Section 106 requirements should be scaled back to those matters that are directly related to a specific site and are not set out in the 123 List.

Where the regulation 123 List includes a generic type of infrastructure (such as education or transport) Section 106 contributions should not be sought on any specific projects in that category.

See separate sheet.

*Continue on a separate sheet if necessary*

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

*If submitting the form electronically, no signature is required.*

When completed send to [planningpolicy@north-dorset.gov.uk](mailto:planningpolicy@north-dorset.gov.uk)

## SEPARATE SHEET

Throughout the Draft Regulation 123 List the authority in the exclusion column include the words “or where the requirement can be attributed to five or fewer developments”. This is clearly contrary to the guidance. Contributions may only be pooled from up to five separate planning obligations for a specific item of infrastructure (eg a local school) that is not included in the charging authority’s infrastructure.

The test is not whether or not the requirement can be attributed to five or fewer developments but whether the infrastructure is already on the 123 List to be funded by CIL, whether a generic type of infrastructure or project based.

In the exclusions column the word “or” should be replaced with “and”. The rest of the text should reflect that the exclusions would not apply to infrastructure covered by the infrastructure type list (funded by CIL in whole or in part). In other words the wording should reflect accurately to the Government’s Guidance on CIL.